

**PRELIMINARY PUBLIC REVIEW DRAFT  
FEBRUARY 4, 2010**

**RESIDENTIAL DENSITY  
TITLE 22 – LAND USE ORDINANCE**

**22.30.480 - Residential Uses in the Agriculture Land Use Category**

Dwellings in the Agriculture land use category, including primary housing and farm support quarters are allowed accessory uses on the same site as an agricultural use, subject to the standards of this Section. These dwellings may include mobile homes, subject also to the standards in Section 22.30.450 (Residential - Mobile Homes).

**A. Primary housing.** A parcel in the Agriculture category may be used for two primary dwellings, as follows:

- 1. Permit requirements.** Zoning Clearance is required for ~~each of the first two~~ dwellings. Additional dwellings are subject to the provisions of Subsection B. (Farm Support Quarters).
- 2. Density.** Primary dwellings in the Agriculture category are allowable at a ratio of one primary unit for each legal parcel, as defined in Chapter 22.11 (Definitions - Parcel), ~~and one additional primary unit on legal parcels of 20 acres or larger. On legal parcels smaller than 20 acres but at least one acre, an additional unit may be allowed subject to the provisions of Section 22.30.470.~~ More than ~~two one~~ dwellings per legal parcel shall satisfy all provisions of Subsections B. and C. (Farm Support Quarters).
- 3. Williamson Act Land.** Residential density on lands under Williamson Act Contracts must adhere to the County's Rules of Procedure to Implement The California Land Conservation Act of 1965 (Table 2), individual Contracts, the provisions of the Williamson Act itself and any changes that may be made to it.